



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



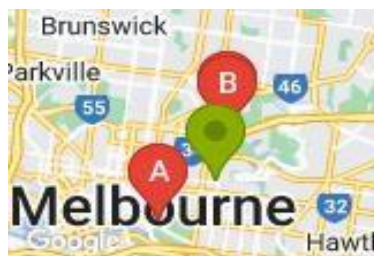
258 LANGRIDGE STREET, ABBOTSFORD,  3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$1,450,000 to \$1,550,000**

MEDIAN SALE PRICE



ABBOTSFORD, VIC, 3067

Suburb Median Sale Price (Unit)

\$530,000

01 July 2022 to 30 June 2023

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



51/1 WELLINGTON CRES, EAST MELBOURNE,  3  2  2

Sale Price

***\$1,550,000**

Sale Date: 29/04/2023



Distance from Property: 1.9km



157 NOONE ST, CLIFTON HILL, VIC 3068

 3  3  2

Sale Price

\$1,530,000

Sale Date: 12/04/2023



Distance from Property: 1.5km



8/122 ROSENEATH ST, CLIFTON HILL, VIC

 3  2  2

Sale Price

\$1,450,000

Sale Date: 10/05/2023



Distance from Property: 1.6km

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

258 LANGRIDGE STREET, ABBOTSFORD, VIC 3067

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$1,450,000 to \$1,550,000

Median sale price

Median price	\$530,000	Property type	Unit	Suburb	ABBOTSFORD
Period	01 July 2022 to 30 June 2023		Source		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
51/1 WELLINGTON CRES, EAST MELBOURNE, VIC 3002	*\$1,550,000	29/04/2023
157 NOONE ST, CLIFTON HILL, VIC 3068	\$1,530,000	12/04/2023
8/122 ROSENEATH ST, CLIFTON HILL, VIC 3068	\$1,450,000	10/05/2023

This Statement of Information was prepared on:

09/08/2023

consumer.vic.gov.au/



This report has been compiled on 09/08/2023 by Joseph Louis Realty. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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